

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES

February 27, 2006

PRESENT: Andy Kelkenberg, Acting Chairman
Terry Janicz
John Olaf
Rick Meahl
John Potera
Don Hoefler
Christine Falkowski, Recording Clerk
Rebecca Baker, Zoning Officer

ABSENT: Tom Cowan

The Planning Board meeting was called to order by Andy Kelkenberg at 7:30PM.

Preapplication Conference - The Dog House – 11986 Main Road - John Stein

Mr. Stein applied for a building permit for a six-car garage. Because it is on Route 5 in the Overlay Zone, a site plan is required for development or expansion of any kind. After relaying this to the owner and/or his agent in writing, in person and by phone, a new stone driveway was installed, which generated a violation notice.

The Planning Board explained to Mr. Stein and Dave that a site plan is required for this commercial expansion, including the resurfacing of the driveway. Is the driveway a defined egress? Rebecca stated she would call the NYS DOT and ask for driveway record drawings. Mr. Stein stated that his personal vehicles would be stored in the garage. It is not known whether he will make application, as he left the meeting abruptly.

8-Lot Major Subdivision – Berghorn Road

Mr. & Mrs. Berghorn, Mr. & Mrs. Green, Ron Epstein, Ron Epstein's friend & wife, John & Linda Tucker, Dave Sutton, and Andrew Casolini attended.

The plan submitted did not include the desired information on the four lots previously approved as minor subdivisions, plus Mr. Green's parcel on Crego must be shown as one lot, not three. Finished floor elevation for proposed standard homes on all lots, driveways and septic areas must be shown on the plan using the best available information. Andrew will review the drainage calculations given to him this morning. Andrew needs comments on all eight lots (how it's going to work) from the engineer (Wes Stone). Will the water be drained off site or impact other properties? Andrew will review with Rob Klavoon tomorrow and speak to Wes. This application will be put on the March 6th agenda with Dave Sutton in attendance.

Minutes Review

Andy motioned to approve the minutes of February 6, 2006 seconded by John Olaf:

Rick Meahl	-Aye
Terry Janicz	-Aye
John Olaf	-Aye
Andy Kelkenberg	-Aye
John Potera	-Aye
Don Hoefler	-Aye

Special Events Permits vs. Roadside Stands

Information provided by the NYS DOT was distributed to the Planning Board. Roadside stands, signs or any solicitation is not allowed in the roadway or right of way. It is not our problem and the DOT's own employees do not enforce. Marty could inform the vendor that they are operating illegally and take a photo for the file. He could advise them to stay out of the ROW or place signage on a truck (out of the ROW). A memo to the Supervisor will be prepared.

Outdoor Wood Boilers

A packet of information was distributed at the last meeting. Christine distributed an additional packet that she received from the Association of Towns conference. This was forwarded to Carl Klingenschmitt, who is researching the issue with the Conservation Advisory Council.

Route 5 Rezoning

Copies of the zoning code showing the cross-outs of proposed use changes were sent to each member.

Special Use Permits in RA Zone

Recommendations were sent to the Town Board for review in April 2005. Another memo will be sent, and Tom Cowan is offering to meet with the Town Board. It was agreed that a number of ordinances need to be amended, including our subdivision law.

Applications expected, but not submitted:**Billo Quarry Subdivision – Charlie Kelkenberg**

Items needed:

- soil borings (property was previously mined)
- subdivision application
- concept plan
- payment
- public hearing
- If submitted as major subdivision: Town Board SEQR review
 Erie County Planning Review
 Town Board approval

Site Plan -13800 Main Road – James Salzbach (Ehrenreich Construction)

Items needed:

- stormwater management plan (5,378 sq. ft. + impervious surfaces)
- site plan according to Overlay Zone criteria
- Town Board SEQR review and approval
- public hearing

Minor Subdivision – Cummings Road – Joe Frey

Lot already sold. Frey's attorney stated application would be made by 2/17 deadline and then by 2/24. All items needed for minor subdivision application.

John P. made a motion to adjourn the meeting at 9:05PM, seconded by Terry and all approved.

Respectfully submitted,

Christine Falkowski
Recording Clerk